



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2023-428

Agenda Item# H.11.

Agenda Date: 6/20/2023. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2023-428 Public Hearing for an Ordinance for Rezoning for 5307, 5307 Near, 5313 and 5317 West Friendly Avenue and 722 and 724 Muirs Chapel Road – Lomax Investments for Lomax Investments, GrantDot Development, LLC and UMAR Services, Inc.

Council Priority: Place an 'x' in the box.

- | | |
|--|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

Council District: District 4

Public Hearing: Yes

Advertising Date/By: June 8 and 15, 2023/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Lomax Investments, for Lomax Investments, GrantDot Development, LLC and UMAR Services, Inc., is requesting rezoning from **CD-O** (Conditional District Office) and **R-3** (Residential Single Family - 3) to **CD-O** (Conditional District Office) for 5307, 5307 Near, 5313 and 5317 West Friendly Avenue and 722 and 724 Muirs Chapel Road, generally described as south of West Friendly Avenue and east of Muirs Chapel Road.

As the Planning and Zoning Commission's approval of this request was appealed within the required 10 day appeal period, the City Council will conduct a public hearing to consider and take action on this request at its **June 20, 2023** meeting

BACKGROUND:

Following a public hearing on May 15, 2023, the Planning and Zoning Commission voted 6-0 to recommend approval of this request. There were two speakers in favor and two in opposition for this item. (See minutes of the May 15, 2023 Planning and Zoning Commission meeting).

This request includes the following condition:

1. The maximum building square footage of all development shall be 45,000.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

2. Building height shall be limited to a maximum of 43 feet.
3. No drive-through use shall be permitted except for any such drive-through use associated with a “built-in” pharmacy that may operate out of the property’s principal structure.
4. Plantings within the required “Type B” buffer along the southern and eastern property lines shall be of evergreen material.

BUDGET IMPACT:

This item will have no budget impact

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUEST

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 6-0.

Planning recommends **approval** of the **CD-O** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.